

ANDREW DIXON  
& COMPANY

FOR SALE/TO LET

Chartered Surveyors &  
Commercial Property Consultants

RETAIL PREMISES



## Ground Floor, 4 Court Street, Madeley Telford, Shropshire, TF7 5ED

- Attractive self-contained ground floor retail unit extending to 393 sq ft (37 sq m)
- Accommodation includes a rear office/storeroom and WC facilities
- Prominent town centre location near to new Tesco foodstore
- Within close proximity of free public car parking
- Suitable for a variety of uses, subject to planning permission

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# 4 Court Street Madeley, Telford

## LOCATION

The property is situated in the historic settlement of Madeley, which lies in the southern part of Telford New Town, just to the north of Ironbridge and the River Severn. Madeley is easily accessible via the A442 Queensway dual carriageway approximately 4 miles to the south of Telford Town Centre, and Junctions 4 and 5 of the M54 motorway. The county town of Shrewsbury is approximately 15 miles to the west.

Madeley has a traditional town centre with retail centered around the High Street and Park Avenue, which is home to a number of independent shops. There is also a large Tesco foodstore and 15 modern commercial retail units, which were completed in 2010. Further retail development has taken place opposite at Russell Square as well as general improvements to roads and pedestrian access.

The property itself enjoys a prominent roadside position on Court Street in the centre of Madeley, close to the new Tesco. It is adjoined to one side by a men's hairdressing salon and a former Methodist church to the other side.

## DESCRIPTION

The property comprises a self-contained ground floor retail unit, which has recently been refurbished to provide attractive accommodation. It forms part of a two-storey, semi-detached building of traditional brick construction, with the shop having a glazed timber framed frontage onto Court Street. Pedestrian access is afforded to the front.

Internally, the property provides a small retail area to the front and an office/storeroom to the rear, together with WC facilities. It additionally benefits from basement storage.

Outside, there is no on-site car parking but free public car parking is available close by.

## ACCOMMODATION

Retail area	272 sq ft	25.28 sq m
Rear office/store	121 sq ft	11.24 sq m
<b>Net Internal Area</b>	<b>393 sq ft</b>	<b>37 sq m</b>

## PLANNING

We understand the property has planning permission for uses within Class A1 of the Town & Country Planning Act 1987 (Use Class Order 2005).



**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



## TENURE

Long Leasehold: The property is available to purchase on a long leasehold basis for a term of 125 years from 14 August 2007. Alternatively it is available to sublet at a rent of £6,600 per annum on terms to be agreed.

## PRICE

Offers in excess of £66,000 for the long leasehold interest.

## SERVICES (NOT CHECKED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries.

## LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

## BUSINESS RATES

Interested parties should make their own enquiries with the Local Rating Authority.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of (D)85.

## VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

## VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3271



Printcode: 2016722

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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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